

**CALENDAR ITEM
C34**

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12/18/15

W 26835

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G. Asimakopoulos

**GENERAL LEASE – RECREATIONAL AND
PROTECTIVE STRUCTURE USE**

APPLICANT:

Kevin Tsai

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Steamboat Slough, adjacent to 3417 Snug Harbor Drive, on Ryer Island, near Walnut Grove, Solano County.

AUTHORIZED USE:

Use and maintenance of an existing wood deck, uncovered floating boat dock, boathouse, four wood pilings, ramp, landing, stairs, and bank protection not previously authorized by the Commission.

LEASE TERM:

10 years, beginning December 18, 2015.

CONSIDERATION:

Wood Deck, Uncovered Floating Boat Dock, Boathouse, Four Wood Pilings, Ramp, Landing, and Stairs: \$187 per year, with an annual Consumer Price Index adjustment.

Bank Protection: The public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such to be in the State's best interests.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. The existing dock facilities were never authorized but have existed at this location for many years, and were constructed prior to the Applicant's

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ownership of the upland. Staff recommends authorization of these facilities. The Applicant is now applying for a General Lease – Recreational and Protective Structure Use.

3. The public's right to use California's waterways for navigation, fishing, and water-borne commerce is protected by the common law Public Trust Doctrine. Historically, the Public Trust ensures the right of the public to use its waterways to engage in "commerce, navigation, and fisheries." More recently, the Doctrine has been broadened by various court decisions to include various forms of water recreation, visitor-serving facilities, and preservation of lands in their natural state in order to protect scenic and wildlife habitat values. The Public Trust, as a common law doctrine, is not static but is continuously evolving to protect the public's needs and values inherent in the use of California's waterways.
4. The proposed application seeks authorization for the continued use and maintenance of an existing deck, uncovered floating boat dock, boathouse, pilings, ramp, landing, stairs and bank protection. The uncovered floating boat dock, boathouse, pilings, ramp, landing and stairs are water-dependent facilities used for the docking of boats in order to aid in the navigation of Steamboat Slough and other navigable waterways in the greater region. These particular facilities promote and accommodate recognized Public Trust needs and values consistent with Public Trust Doctrine. The deck has existed in Steamboat Slough for many years and has a relatively small footprint. As such, the deck does not substantially interfere with the needs and values of the Public Trust Doctrine at this location and for the foreseeable future, as defined by the term of the proposed non-exclusive lease.
5. The bank protection will mutually benefit both the public and the Applicant. The bank of Steamboat Slough will have additional protection for the river channel from wave action provided at no cost to the public.
6. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

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7. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational and Protective Structure Use to Kevin Tsai, beginning December 18, 2015, for a term of 10 years, for the use and maintenance of an existing wood deck, uncovered floating boat dock, boathouse, four wood pilings, ramp, landing, stairs, and bank protection not previously authorized by the Commission, as described on Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; consideration for the existing wood deck, uncovered floating boat dock, boathouse, four wood pilings, ramp, landing, and stairs: \$187 per year with an annual Consumer Price Index adjustment; consideration for the bank protection: the public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

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LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of the Steamboat Slough, lying adjacent to Swamp and Overflowed Land Survey 544 patented October 17, 1878, County of Solano, State of California and more particularly described as follows:

All those lands underlying an existing uncovered floating boat dock, boathouse, ramp, landing, four wood pilings and deck lying adjacent to that parcel described in Exhibit "A" of Grant Deed, recorded March 15, 2007 in Document No. 200700031131 in Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

ALSO TOGETHER WITH all those lands lying immediately beneath any existing bank protection structure adjacent to said parcel.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of said Steamboat Slough.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

Prepared 04/23/15 by the California State Lands Commission Boundary Unit



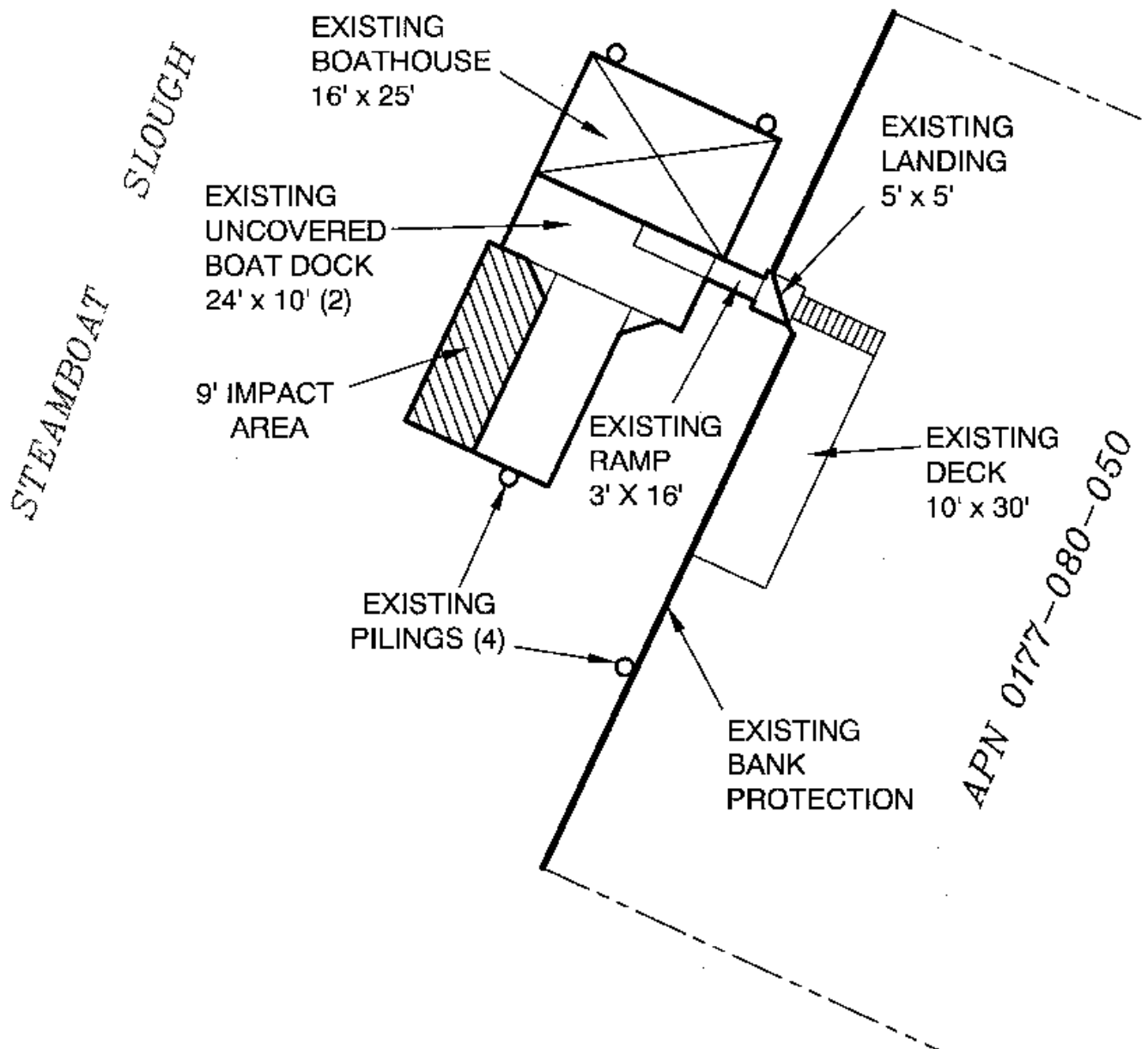


EXHIBIT A

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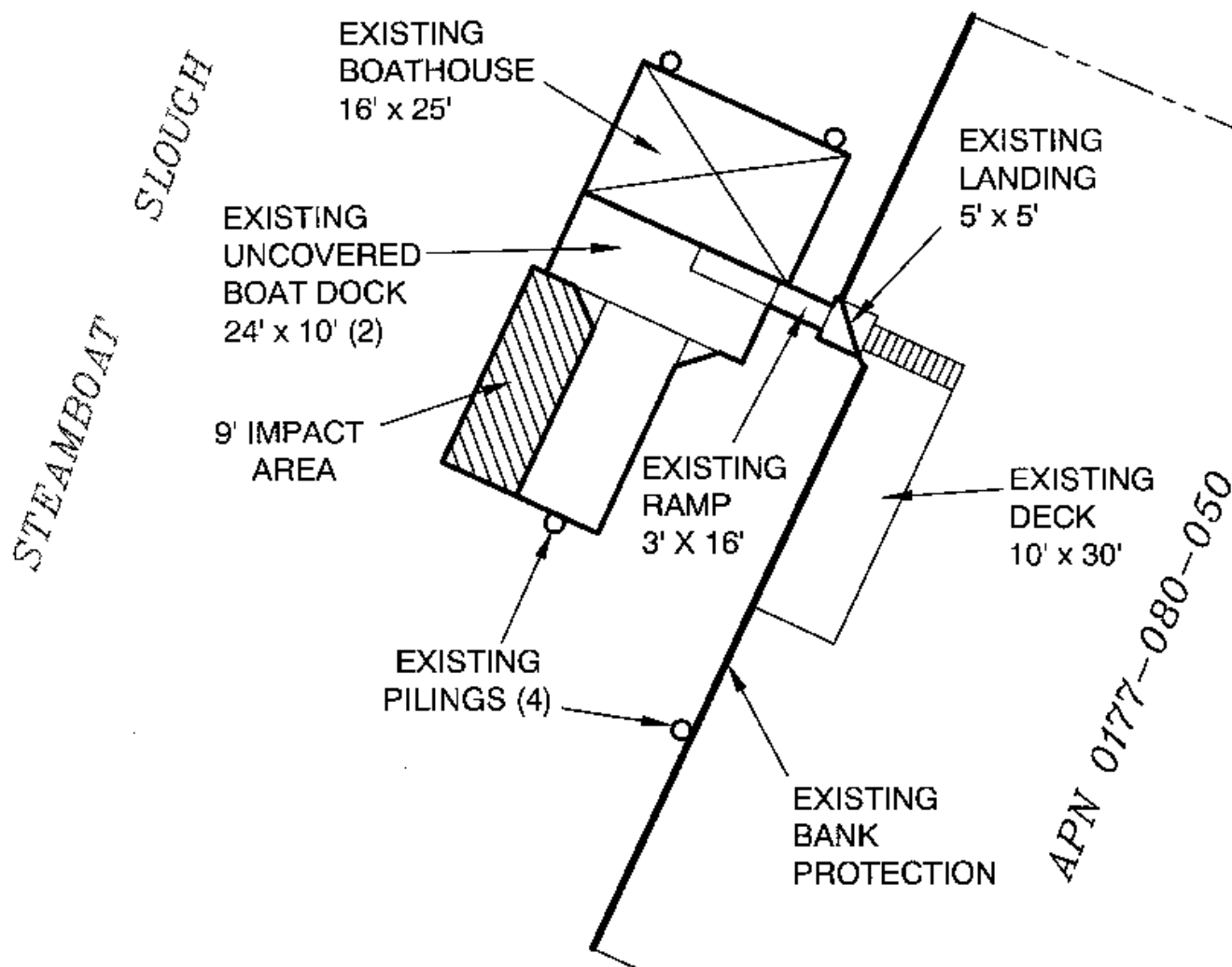
LAND DESCRIPTION PLAT
W 26835, TSAI
SOLANO COUNTY

CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE



3417 SNUG HARBOR DRIVE, NEAR WALNUT GROVE

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

W 26835

TSAI

APN 0177-080-050

GENERAL LEASE -
RECREATIONAL AND
PROTECTIVE STRUCTURE USE
SOLANO COUNTY



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